

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 13th day of JUNE, 2003, by Robert W. Komegay, whose mailing address is 408 Meridian Ride, Tallahassee, Florida 32303 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Robert W. Kornegay

(Name typewritten)

Robert W. Kornegay

(Signature)

WITNESSES:

Bonnie Hubmann

(Sign)

Bonnie Hubmann

(Print Name)

Jessica Daniels

(Sign)

Jessica Daniels

(Print Name)

STATE OF FL

COUNTY OF Leon

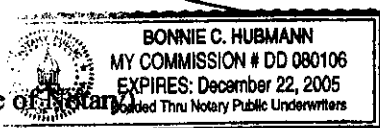
The foregoing instrument was acknowledged before me this 13 day of June, 2003
by Robert W Kornegay, who is personally known to me or who has produced
(name of person acknowledging)

_____ as identification.
(type of identification produced)

Bonnie Hubmann

(Signature of Notary)

(Print, Type or Stamp Name of Notary)



(Title or Rank)

(Serial Number, If Any)

This Instrument was prepared by:
Herbert W. A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street
Tallahassee, Florida 32301



1 inch = 300 ft.

OR 2089, PAGE 1538

Attachment # 2a
Page 3 of 7

P.O.C.
SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER OF
SECTION 29, T-1-N, R-1-W,
LEON COUNTY, FLORIDA

OR 1984, PAGE 2268

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	34°13'23"	25.00'	14.93'	N 37°00'42" E	14.71'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°52'02"W	1248.45'
L2	N35°28'54"W	31.71'
L3	N38°14'19"E	256.87'
L4	N53°44'45"E	374.71'
L5	N52°58'18"E	393.07'
L6	N41°34'34"E	65.32'
L7	N89°36'28"E	208.43'
L8	S89°36'28"W	26.90'
L9	S41°34'34"W	45.33'
L10	S52°58'18"W	349.01'
L11	N68°59'34"W	110.81'
L12	N54°07'23"E	347.20'
L13	N89°36'28"E	130.83'
L14	S52°58'18"W	23.51'
L15	S52°58'18"W	18.42'
L16	S53°44'45"W	280.90'
L17	N36°14'08"W	50.50'
L18	N54°07'23"E	268.44'
L19	S68°44'08"E	57.48'
L20	S53°44'45"W	20.00'
L21	S53°44'45"W	76.39'
L22	S38°14'19"W	253.75'
L23	N35°28'54"W	61.85'
L24	N19°54'00"E	96.74'
L25	N54°07'23"E	225.66'
L26	S36°14'08"E	50.63'

OR 2108
PAGE 1282

OR 2295, PAGE 577
(20.00 FOOT INGRESS, EGRESS AND
UTILITY EASEMENT)

INGRESS, EGRESS EASEMENT
(OR 1432, PAGE 1733)

OR 1432
PAGE 1733

OR 2058
PAGE 1558

OR 2295
PAGE 577
(PARCEL "A")

OR 2295
PAGE 577
(PARCEL "B")

CAPITAL CIRCLE (STATE ROAD NO. 263)

R/W 100' RIGHT-OF-WAY R/W

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY FOR: ROBERT KORNEGAY

SHEET 1 OF 5

LEGEND:		R/W - RIGHT-OF-WAY		FIP - FOUND IRON PIPE	
(D)	DESCRIPTION	D.O.T.	DEPARTMENT OF TRANSPORTATION	FIP	FOUND IRON PIPE
(S)	FLAT	D.B.	DEED BOOK	FIP	FOUND CRIMPED IRON PIPE
(S)	SURVEY	L.B.	LAND SURVEYING BUSINESS NO.	FCM	FOUND CONCRETE MONUMENT 4"x4"
(C)	CALCULATED	L.S.	LAND SURVEYOR NUMBER	FIR	FOUND IRON ROD
(R)	RADIUS	O.R.	OFFICIAL RECORDS BOOK	FIRC	FOUND IRON ROD (3/8") & PLASTIC CAP
(L)	ARC LENGTH	P.O.B.	POINT OF BEGINNING	FICM	FOUND IRON ROD & METAL CAP
(C)	CHORD	P.O.C.	POINT OF COMMENCEMENT	FTCM	FOUND TERRA COTTA MONUMENT 4" DIA.
(T)	TANGENT	P.T.	POINT OF TANGENCY	SCM	SET CONCRETE MONUMENT (4"x4")
(U/P)	UTILITY POLE	P.I.	POINT OF INTERSECTION	SIRC	SET IRON ROD (3/8") WITH PLASTIC CAP
(O/U)	OVERHEAD UTILITY	P.R.C.	POINT OF REVERSE CURVATURE	SIRC	SET IRON ROD (3/8") WITH PLASTIC CAP

NOTES:
1. THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION.
2. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN.
3. ALL MEASUREMENTS ARE U.S. FEET.
4. INFORMATION AND BEARINGS BASED ON PREVIOUS SURVEY BY GEORGE GUNN SURVEYING AND MAPPING, FOR ROBERT KORNEGAY, DATED 5/23/01, JOB NO. 99104, PSR NO. 165-05-01.

FILE No. 99104
P.S.R. NO. 1650501
DRAWING DATE: 6/9/03
SCALE: 1" = 300'
SURVEY DATE:
BOOK:
DRAWN BY: 1650501

GEORGE E. GUNN, JR.
SURVEYING AND MAPPING



1624-A METROPOLITAN BLVD.
TALLAHASSEE, FLORIDA 32308
PHONE: (850) 386-6742
FAX: (850) 386-6239

THE PURPOSE OF THIS SURVEY IS TO PROVIDE A SKETCH AND DESCRIPTIONS OF PROPOSED CONSERVATION EASEMENTS.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 616-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PARCEL. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

DATE

GEORGE E. GUNN, JR.
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. 5831

REVISIONS:

EXHIBIT "A"



GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

Attachment # 29
Page 4 of 7

1624-A METROPOLITAN BLVD, TALLAHASSEE, FLORIDA 32308
PHONE: (850)386-6742 FAX: (850)386-6239

CONSERVATION EASEMENT "A"

Commence at the Southeast corner of the Southwest Quarter of Section 29, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 00 degrees 21 minutes 03 seconds West 1867.01 feet; thence South 89 degrees 30 minutes 09 seconds West 560.00 feet to a concrete monument marking the Northeast corner of lands described in Official Records Book 1457, Page 36 of the Public Records of Leon County, Florida; thence South 89 degrees 36 minutes 28 seconds West, 208.43 feet; thence continue South 89 degrees 36 minutes 28 seconds West, 26.90 feet; thence South 41 degrees 34 minutes 34 seconds West, 45.33 feet; thence South 52 degrees 58 minutes 18 seconds West, 349.01 feet; thence continue South 52 degrees 58 minutes 18 seconds West, 23.51 feet; thence continue South 52 degrees 58 minutes 18 seconds West, 18.42 feet; thence continue South 53 degrees 44 minutes 45 seconds West, 280.90 feet; thence continue South 53 degrees 44 minutes 45 seconds West, 20.00 feet to the POINT OF BEGINNING; thence continue South 53 degrees 44 minutes 45 seconds West, 76.39 feet; thence South 38 degrees 14 minutes 19 seconds West, 253.75 feet; thence North 35 degrees 28 minutes 54 seconds West, 61.85 feet; thence North 19 degrees 54 minutes 00 seconds East, 96.74 feet to a point of curve to the right, along said curve with a radius of 25.00 feet through a central angle of 34 degrees 13 minutes 23 seconds for an arc distance of 14.93 feet (the chord of said arc being North 37 degrees 00 minutes 42 seconds East, 14.71 feet); thence North 54 degrees 07 minutes 23 seconds East, 225.66 feet; thence South 36 degrees 14 minutes 08 seconds East, 50.63 feet to the POINT OF BEGINNING. Containing 0.511 acres, more or less.

EXHIBIT "A"

SHEET 2 OF 5

JOB NO. 99104

PSR NO. 165-05-01

DATE: 06/09/03



GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

Attachment # 29
Page 5 of 7

1624--A METROPOLITAN BLVD, TALLAHASSEE, FLORIDA 32308
PHONE: (850)386-6742 FAX: (850)386-6239

CONSERVATION EASEMENT "B"

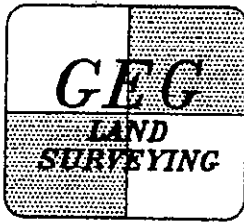
Commence at the Southeast corner of the Southwest Quarter of Section 29, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 00 degrees 21 minutes 03 seconds West 1867.01 feet; thence South 89 degrees 30 minutes 09 seconds West 560.00 feet to a concrete monument marking the Northeast corner of lands described in Official Records Book 1457, Page 36 of the Public Records of Leon County, Florida; thence South 89 degrees 36 minutes 28 seconds West, 208.43 feet; thence continue South 89 degrees 36 minutes 28 seconds West, 26.90 feet; thence South 41 degrees 34 minutes 34 seconds West, 45.33 feet; thence South 52 degrees 58 minutes 18 seconds West, 349.01 feet; thence continue South 52 degrees 58 minutes 18 seconds West, 23.51 feet to the POINT OF BEGINNING; thence continue South 52 degrees 58 minutes 18 seconds West, 18.42 feet; thence South 53 degrees 44 minutes 45 seconds West, 280.90 feet; thence North 36 degrees 14 minutes 08 seconds West, 50.50 feet; thence North 54 degrees 07 minutes 23 seconds East, 268.44 feet; thence South 68 degrees 44 minutes 08 seconds East, 57.48 feet to the POINT OF BEGINNING. Containing 0.323 acres, more or less.

EXHIBIT "A"
SHEET 3 OF 5

JOB NO. 99104

PSR NO. 165-05-01

DATE: 06/09/03



GEORGE E. GUNN, JR. Attachment # 29
SURVEYING AND MAPPING 6 of 7

1624-A METROPOLITAN BLVD, TALLAHASSEE, FLORIDA 32308
PHONE: (850)386-6742 FAX: (850)386-6239

CONSERVATION EASEMENT "C"

Commence at the Southeast corner of the Southwest Quarter of Section 29, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 00 degrees 21 minutes 03 seconds West 1867.01 feet; thence South 89 degrees 30 minutes 09 seconds West 560.00 feet to a concrete monument marking the Northeast corner of lands described in Official Records Book 1457, Page 36 of the Public Records of Leon County, Florida; thence South 89 degrees 36 minutes 28 seconds West, 208.43 feet; thence continue South 89 degrees 36 minutes 28 seconds West, 26.90 feet to the POINT OF BEGINNING; thence South 41 degrees 34 minutes 34 seconds West, 45.33 feet; thence South 52 degrees 58 minutes 18 seconds West, 349.01 feet; thence North 68 degrees 59 minutes 34 seconds West, 110.81 feet; thence North 54 degrees 07 minutes 23 seconds East, 347.20 feet; thence North 89 degrees 36 minutes 28 seconds East, 130.83 feet to the POINT OF BEGINNING. Containing 0.769 acres, more or less.

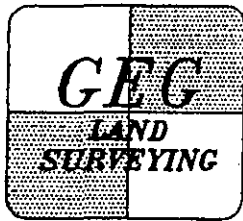
EXHIBIT "A"

SHEET 4 OF 5

JOB NO. 99104

PSR NO. 165-05-01

DATE: 06/09/03



GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

Attachment # 29
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1624-A METROPOLITAN BLVD, TALLAHASSEE, FLORIDA 32308
PHONE: (850)386-6742 FAX: (850)386-6239

CONSERVATION EASEMENT "D"

Commence at the Southeast corner of the Southwest Quarter of Section 29, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 00 degrees 21 minutes 03 seconds West 1867.01 feet; thence South 89 degrees 30 minutes 09 seconds West 560.00 feet to a concrete monument marking the Northeast corner of lands described in Official Records Book 1457, Page 36 of the Public Records of Leon County, Florida for the POINT OF BEGINNING. From said POINT OF BEGINNING; thence South 53 degrees 52 minutes 02 seconds West, 1,248.45 feet; thence North 35 degrees 28 minutes 54 seconds West, 31.71 feet; thence North 38 degrees 14 minutes 19 seconds East, 256.87 feet; thence North 53 degrees 44 minutes 45 seconds East, 374.71 feet; thence North 52 degrees 58 minutes 18 seconds East, 393.07 feet; thence North 41 degrees 34 minutes 34 seconds East, 65.32 feet; thence North 89 degrees 36 minutes 28 seconds East, 208.43 feet to the POINT OF BEGINNING. Containing 2.598 acres, more or less.

EXHIBIT "A"

SHEET 5 OF 5

JOB NO. 99104

PSR NO. 165-05-01

DATE: 06/09/03